

LAND AUCTION

189.775 ACRES OFFERED IN 3 TRACTS

SAM S. WEATHERLY TRUST, CLINTON COUNTY, IOWA

THUR., JULY 1, 2021 AT 10:00 A.M.

GRAND MOUND COMMUNITY CENTER,

#15540

510 SMITH ST., GRAND MOUND, IA



AGENT NAME

C: 000.000.0000
O: 515.222.1347
Agent@PeoplesCompany.com

AGENT NAME

C: 000.000.0000
O: 515.222.1347
Agent@PeoplesCompany.com

PETE WESSELS JR., SELLER'S COUNCIL

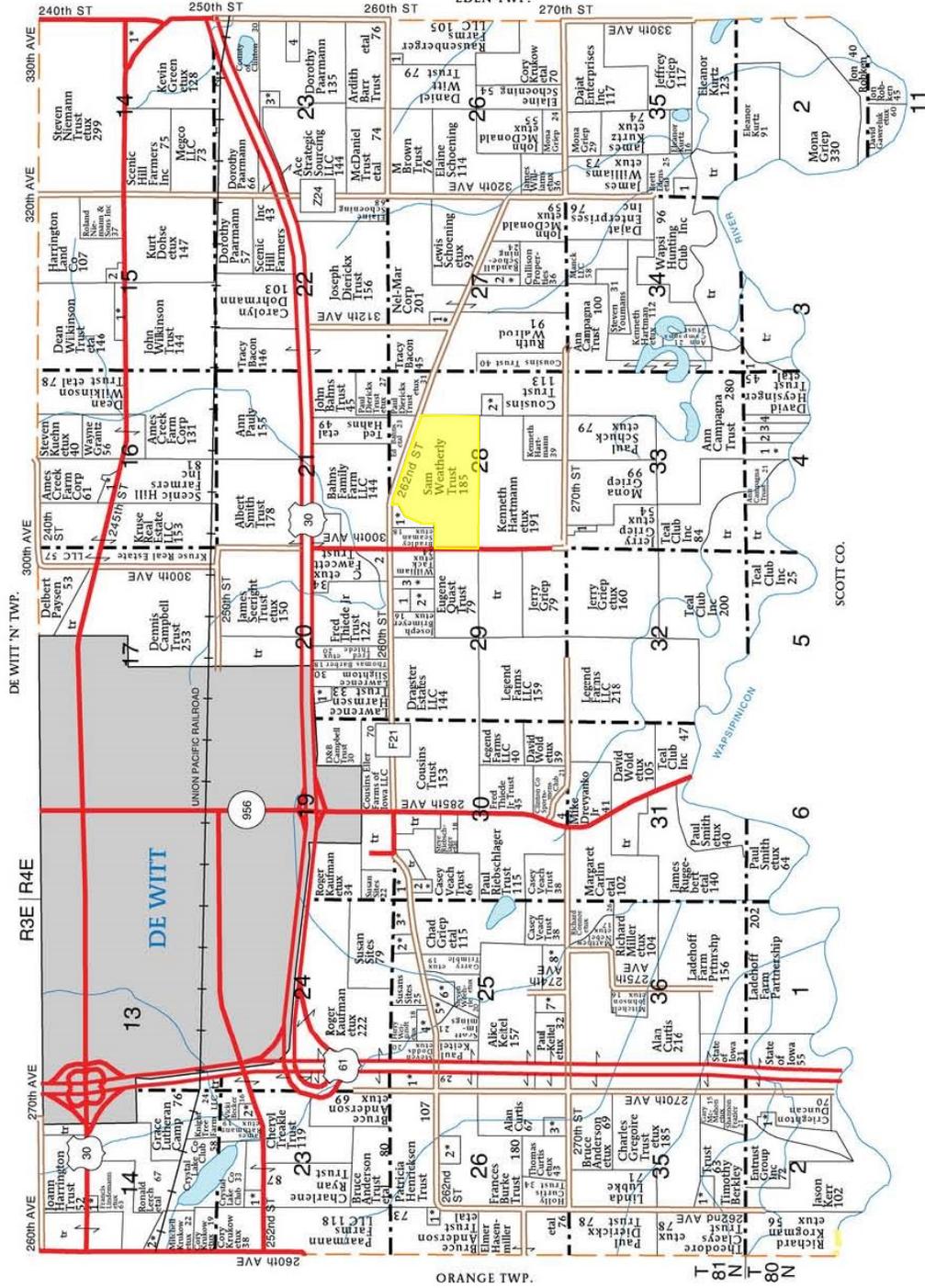
PeoplesCompany.com
563.659.8185

700 6th Ave
DeWitt, Iowa 52742

www.Yeggemcneilland.com

(Landowners)

EDEN TWP.



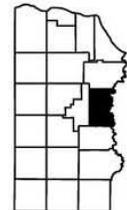
SECTION 35E

- 1. Wapsi Hunting Club Inc
- 10
- SECTION 35W
- 1. Schultz, Mikaela etvir 10

DEWITT 'S' TOWNSHIP

- SECTION 2W
- 1. McMahon, David etux 40
- SECTION 3
- 1. Campagna Trust, Ann 8
- SECTION 4
- 1. Griep, Jerry etux 14
- 2. Evers, David 5
- 3. Griep, Jeffrey 9
- 4. Campagna Trust, Ann 10
- SECTION 14E
- 1. Niemann, Wade etux 11
- SECTION 14W
- 1. Irwin, Neil etux 5
- 2. Strasser, Alan etux 8
- SECTION 15
- 1. Rippentrop, Gary etux 1
- SECTION 16
- 2. Petersen, Amy 6
- SECTION 17
- 1. Meyer, Mark etux 7
- SECTION 20
- 1. Bloomer, Larry etux 8
- 2. Strodtman, Kathryn 11
- SECTION 23E
- 1. Megro LLC 6
- 2. Greer, Kevin etux 11
- 3. Beer, Robert etux 7
- 4. Krieger, Arnold 14
- SECTION 23W
- 1. Buruen, Janet etvir 9
- 2. Courtney, Peter etux 9
- SECTION 25
- 1. Kauffman, Roger etux 10
- 2. Maynard, Robert etux 6
- 3. Rolling, Michael etux 8
- 4. Weigandt, Chad etux 15
- 5. Putman, Rodney etux 7
- 6. Brown, Conner etux 16
- 7. McIlhannon, Dale etux 22
- 8. Kettel, Dennis etux 22
- SECTION 28E
- 1. Slapnicka, Charles 6
- SECTION 28W
- 1. Anderson, Bruce etux 6
- 2. Barber, Curtis etux 14
- 3. Kerr, Jason etux 10
- SECTION 27
- 1. Durey, Stephen etux 10
- 2. Bull, Wilson etux 13
- SECTION 28
- 1. Frame Trust, Timothy etux 9
- 2. Crank, Douglas etux 11
- SECTION 29
- 1. Folt, Bryan 7
- 2. Folt, Lothar etux 11
- 3. Naughton, Michael etux 11
- SECTION 30
- 1. Rolling, Michael etux 8
- 2. Eberhart, Daniel etux 7
- 4. Drevyanko Jr, Michael 6
- SECTION 33
- 1. Griep, Rodney 5

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CLINTON CO., IA

PROPRIETOR:

SAM S. WEATHERLY TRUST
3328 W WILSHIRE DRIVE
PEORIA, IL 61614

SURVEYOR:

WILLIAM E. HOLT, IPLS 14105
NORWEST SURVEYING SERVICES, INC.
301 EAST LINCOLNWAY
MORRISON, IL 61270
(815) 772-7179
weh@nwsurveying.com

P.I.N. 18-28-100-003
P.I.N. 18-28-100-004
P.I.N. 18-28-100-005
P.I.N. 18-28-100-006
P.I.N. 18-28-100-007
P.I.N. 18-28-200-002
P.I.N. 18-28-200-003

PLAT OF SURVEY

Part of the North Half (N 1/2) of Section 28 in Township 81 North (T81N), Range 4 East (R4E) of the Fifth Principal Meridian (5th PM) Clinton County, Iowa.

The descriptions of the parcels depicted herein are attached hereto and made a part hereof.

SURVEYOR'S REPORT

This Plat represents an original boundary survey of the property described herein and was done at the request of Agent Alan McNeil of DeWitt, Iowa.

All structural or utility improvements, surface and subsurface, on and/or adjacent to the site are not necessarily shown. All monuments exist as shown hereon. Bearings are Degrees, Minutes and Seconds and are referenced to assumed datum; distances are shown in feet and decimal parts thereof.

This survey includes no investigation or independent search for encumbrances of record, encumbrances, deed restrictions, restrictive covenants, ownership, title evidence, or any other facts that an owner or purchaser of the property may be entitled to know. If such facts are shown hereon are a graphic representation only and may not depict the actual location of the public easement.

I hereby certify that this Land Surveying document was prepared, and that the related survey work was performed, by me or under my direct personal supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Iowa.

William E. Holt
Surveyor
Dated this 24th day of June, 2021 C.E.
State of Iowa Reg. No. 14105
My registration expires December 31, 2022 C.E.

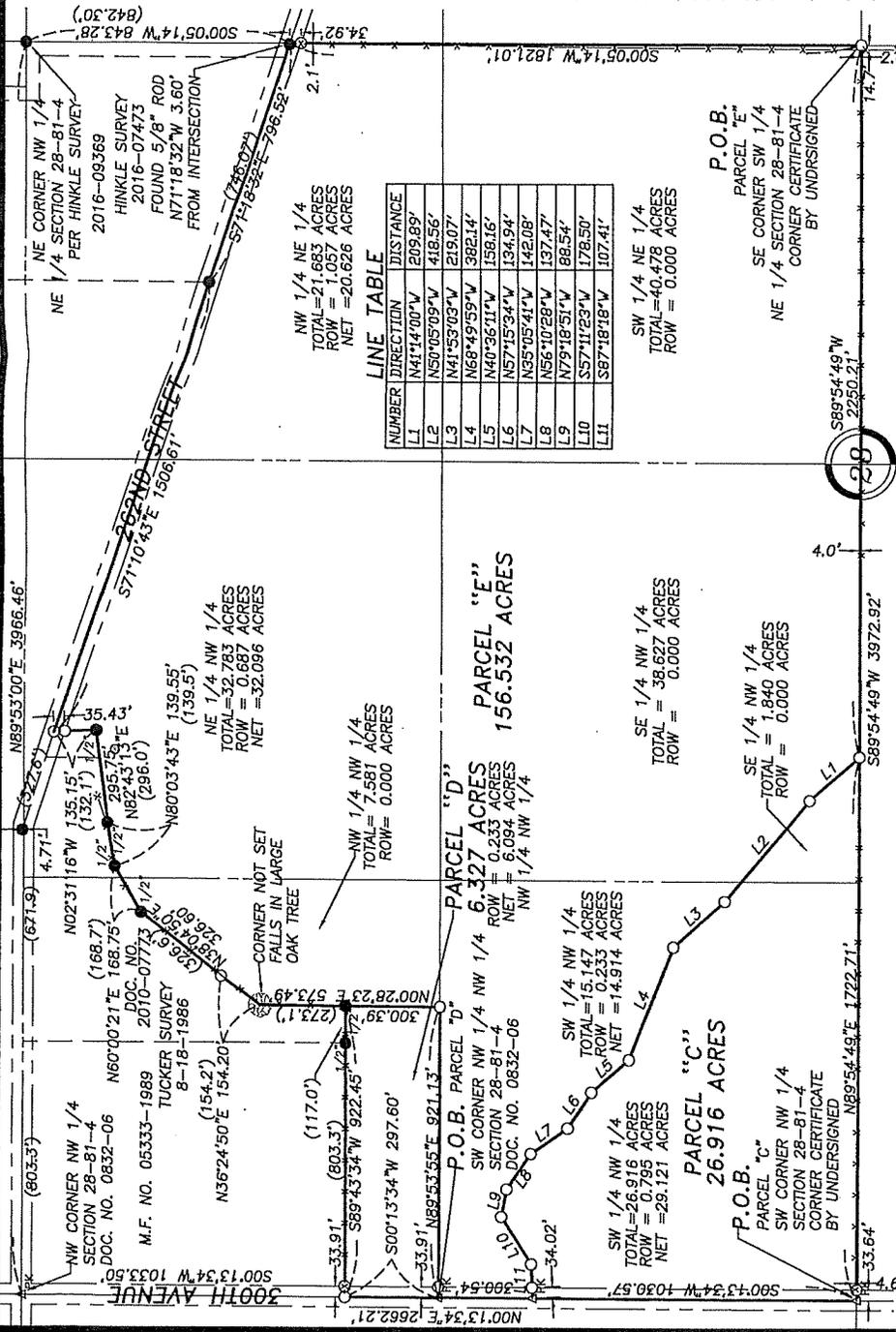


NORWEST SURVEYING SERVICES, INC.
PROFESSIONAL LAND SURVEYORS & LAND PLANNERS
MORRISON, ILLINOIS 61270
PHONE (815) 772-7179 FAX (815) 772-7893

ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-004159, EXPIRES 4-30-2021

SURVEYED BY: JMW, AJH
FIELD WORK COMPLETED: 6-4-21
BOOK NO.: 260-71
PLAT NO.: 2021135A
DRAWING NAME: 2002254
DRAWING DATE: 07 JUN 21
CHECKED BY: [Signature]
SCALE: 1"=400'

PROJECT: PARCEL SURVEY
TITLE: SAM WEATHERLY TRUST



LEGEND

- BOUNDARY OF SURVEY
- MONUMENT FOUND
- SET IRON PIN W/CAP
- CHISELED "W"
- SECTION LINE
- RIGHT OF WAY LINE
- FENCE LINE
- BUILDING SETBACK
- UTILITY EASEMENT
- DEED/PLAT DIMENSION

NOTE: BEARINGS ARE ASSUMED

LOCATION PLAN

Surveyor's Note
Monuments shown hereon are 5/8" rods with caps unless noted otherwise.

ZONING APPROVAL
This plat meets the Subdivision & Zoning Ordinance Requirements for Clinton County, Ia.

Clinton County Zoning Date

R4E

LOCATION PLAN

Map showing the location of Section 28 within Township 81 North, Range 4 East.

781N

PARCEL DESCRIPTIONS

SAM S. WEATHERLY TRUST

PROJECT NO. 2021135A

PARCEL "C"

Part of the Northwest Quarter (NW 1/4) of Section 28 in Township 81 North (T81N), Range 4 East (R4E) of the Fifth Principal Meridian (5th PM) Clinton County, Iowa, bounded and described as follows, to wit:

Beginning at the Southwest corner of said Northwest Quarter (NW 1/4) of Section 28; thence North 89 Degrees 54 Minutes 49 Seconds East, along the South line thereof, a distance of 1,722.71 feet; thence North 41 Degrees 14 Minutes 00 Seconds West, a distance of 209.89 feet; thence North 50 Degrees 05 Minutes 09 Seconds West, a distance of 418.56 feet; thence North 41 Degrees 53 Minutes 03 Seconds West, a distance of 219.07 feet; thence North 68 Degrees 49 Minutes 59 Seconds West, a distance of 382.14 feet; thence North 40 Degrees 36 Minutes 11 Seconds West, a distance of 158.16 feet; thence North 57 Degrees 15 Minutes 34 Seconds West, a distance of 134.94 feet; thence North 35 Degrees 05 Minutes 41 Seconds West, a distance of 142.08 feet; thence North 56 Degrees 10 Minutes 28 Seconds West, a distance of 137.47 feet; thence North 79 Degrees 18 Minutes 51 Seconds West, a distance of 88.54 feet; thence South 57 Degrees 11 Minutes 23 Seconds West, a distance of 178.50 feet; thence South 87 Degrees 18 Minutes 18 Seconds West, a distance of 107.41 feet to the West line of said Northwest Quarter (NW 1/4) of Section 28; thence South 00 Degrees 13 Minutes 34 Seconds West, along said West line, a distance of 1030.57 feet to the Point of Beginning;

Containing 26.916 acres, more or less

PARCEL "D"

Part of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Section 28 in Township 81 North (T81N), Range 4 East (R4E) of the Fifth Principal Meridian (5th PM) Clinton County, Iowa, bounded and described as follows, to wit:

Beginning at the Southwest corner of said Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Section 28; thence North 89 Degrees 53 Minutes 55 Seconds East, along the South line thereof, a distance of 921.13 feet to the Southerly extension of the East line of the property described on the deed recorded as Document No. 2010-07773 in the Office of the Clinton County, Recorder; thence North 00 Degrees 28 Minutes 23 Seconds East, along said Southerly extension, a distance of 300.39 feet to the Southeast corner thereof; thence South 89 Degrees 43 Minutes 34 Seconds West, along the South line thereof, and the South line of the property described on the deed recorded as M.F. No. 05333-1989, a distance of 922.45 feet to the West line of said Northwest Quarter (NW 1/4) of Section 28; thence South 00 Degrees 13 Minutes 34 Seconds West, along said West line, a distance of 297.60 feet to the Point of Beginning;

Containing 6.327 acres, more or less.

PARCEL "E"

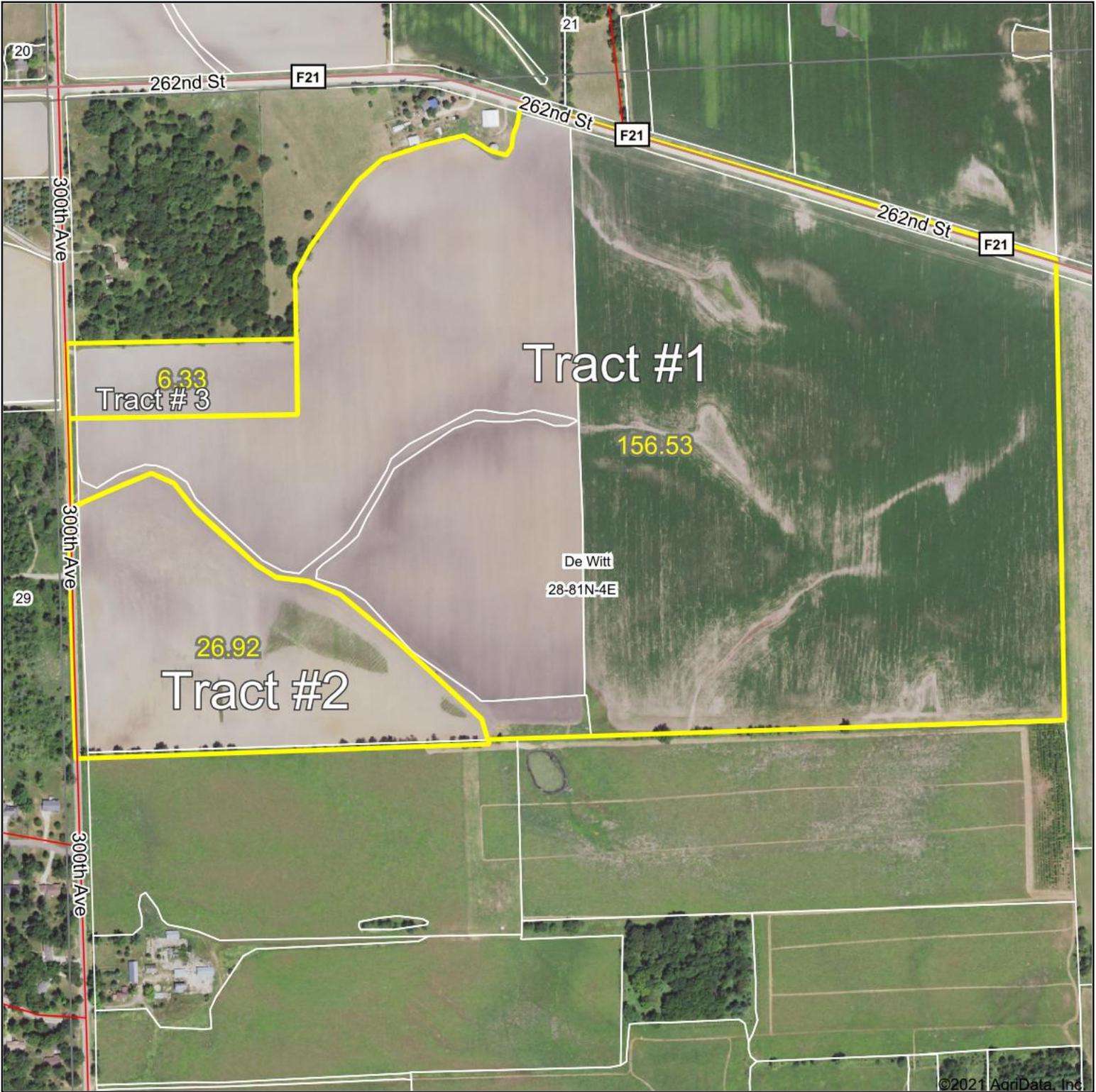
Part of the North Half (N 1/2) of Section 28 in Township 81 North (T81N), Range 4 East (R4E) of the Fifth Principal Meridian (5th PM) Clinton County, Iowa, bounded and described as follows, to wit:

Beginning at the Southeast corner of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of said Section 28; thence South 89 Degrees 54 Minutes 49 Seconds West, along the South line of said North Half (N

1/2) of Section 28, a distance of 2,250.21 feet; thence North 41 Degrees 14 Minutes 00 Seconds West , a distance of 209.89 feet; thence North 50 Degrees 05 Minutes 09 Seconds West, a distance of 418.56 feet; thence North 41 Degrees 53 Minutes 03 Seconds West, a distance of 219.07 feet; thence North 68 Degrees 49 Minutes 59 Seconds West a distance of 382.14 feet; thence North 40 Degrees 36 Minutes 11 Seconds West, a distance of 158.16 feet; thence North 57 Degrees 15 Minutes 34 Seconds West, a distance of 134.94 feet; thence North 35 Degrees 05 Minutes 41 Seconds West, a distance of 142.08 feet; thence North 56 Degrees 10 Minutes 28 Seconds West, a distance of 137.47 feet; thence North 79 Degrees 18 Minutes 51 Seconds West, a distance of 88.54 feet; thence South 57 Degrees 11 Minutes 23 Seconds West, a distance of 178.50 feet; thence South 87 Degrees 18 Minutes 18 Seconds West, a distance of 107.41 feet to the West line of the Northwest Quarter (NW 1/4) of said Section 28; thence North 00 Degrees 13 Minutes 34 Seconds East, along said West line, a distance of 300.54 feet to the Southwest corner of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of said Section 28; thence North 89 Degrees 53 Minutes 55 Seconds East, along the South line thereof, a distance of 921.13 feet to the Southerly extension of the East line of the property described on the deed recorded as Document No. 2010-07773 in the Office of the Clinton County, Recorder; thence North 00 Degrees 28 Minutes 23 Seconds East, along said East line, and the Southerly extension thereof, a distance of 573.49 feet; thence North 36 Degrees 24 Minutes 50 Seconds East, along said Southeasterly line, a distance of 154.20 feet (154.2 feet deeded); thence North 38 Degrees 04 Minutes 50 Seconds East, along said Southeasterly line, a distance of 326.60 feet (326.6 feet deeded); thence North 60 Degrees 00 Minutes 21 Seconds East, along said Southeasterly line, a distance of 168.75 feet (168.7 feet deeded); thence North 80 Degrees 03 Minutes 43 Seconds East, along said Southeasterly line, a distance of 139.55 feet (139.5 feet deeded); thence North 82 Degrees 43 Minutes 13 Seconds East, along said Southeasterly line, a distance of 295.75 feet (296.0 feet deeded); thence North 02 Degrees 31 Minutes 16 Seconds West, along the Easterly line thereof, a distance of 135.15 feet (132.1 feet deeded) to the monumented Centerline of 262nd Street; thence South 71 Degrees 10 Minutes 43 Seconds East, along said Centerline, a distance of 1,506.61 feet to the Southwest corner of the property described on the deed recorded as Document No. 2016-09369 in said Office of the Clinton County Recorder; thence South 71 Degrees 18 Minutes 32 Seconds East, along said Centerline, being the monumented South line of the aforementioned property, a distance of 796.52 feet to the East line of the West Half (W 1/2) of the Northeast Quarter (NE 1/4) of said Section 28; thence South 00 Degrees 05 Minutes 14 Seconds West, along said East line, a distance of 1,821.01 feet to the South line of said North Half (N 1/2) of Section 28; thence South 89 Degrees 54 Minutes 49 Seconds West, along said South line, a distance of 3,972.92 feet to the Point of Beginning;

Containing 156.532 acres, more or less.

Aerial Map



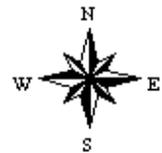
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Map Center: 41° 47' 43.65, -90° 30' 11.42



28-81N-4E
Clinton County
Iowa

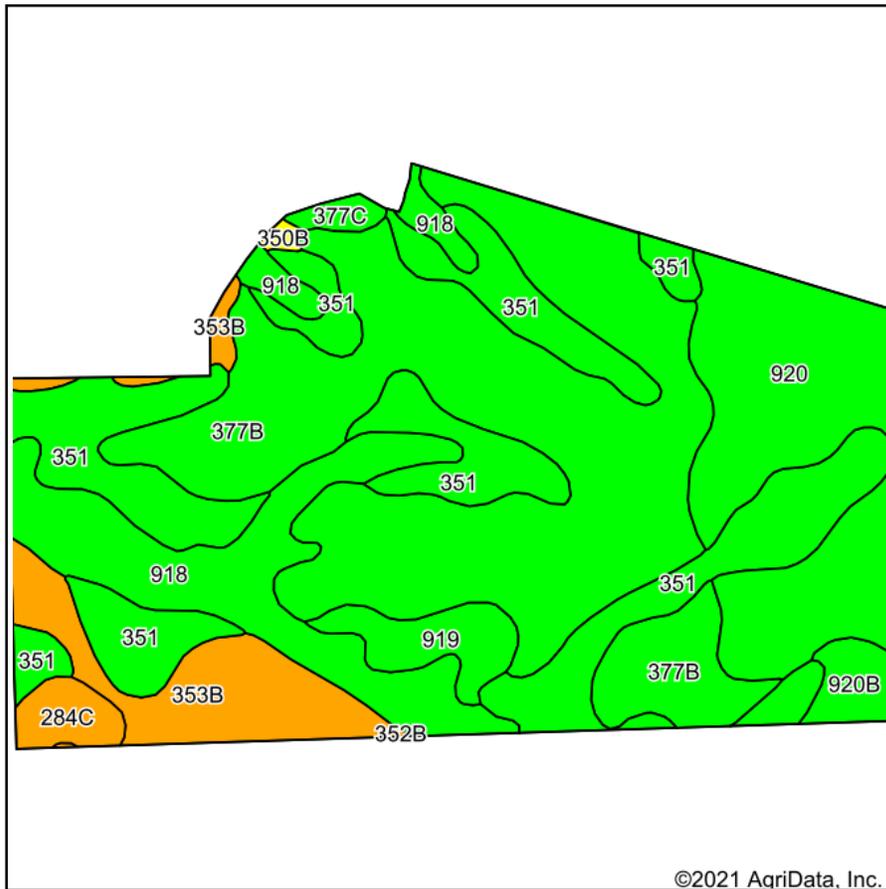


6/15/2021

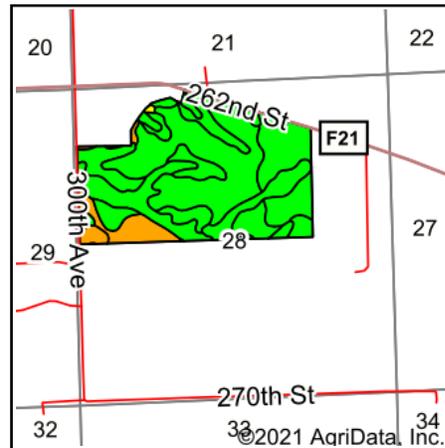


Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



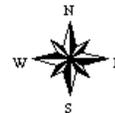
Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Clinton**
 Location: **28-81N-4E**
 Township: **De Witt**
 Acres: **189.78**
 Date: **6/15/2021**



Maps Provided By:



Area Symbol: IA045, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn	*i Alfalfa	*i Soybeans	CSR2**	*n NCCPI Corn	*n NCCPI Soybeans
377B	Dinsdale silt loam, 2 to 5 percent slopes	70.20	37.0%		Ile	232	6.5	67.3	95	89	76
351	Atterberry silt loam, sandy substratum, 0 to 2 percent slopes	44.65	23.5%		Iw	224	5.8	65	78	95	97
920	Tama silt loam, sandy substratum, 0 to 2 percent slopes	27.22	14.3%		I	240	6.7	69.6	97	94	78
918	Garwin silty clay loam, sandy substratum, 0 to 2 percent slopes	22.42	11.8%		IIw	80	1.7	23.2	84	95	90
353B	Tell silt loam, 2 to 5 percent slopes	13.02	6.9%		Ile	80	2.2	23.2	44	87	66
919	Muscatine silt loam, sandy substratum, 0 to 2 percent slopes	4.89	2.6%		Iw	240	6.2	69.6	100	97	94
920B	Tama silt loam, sandy substratum, 2 to 5 percent slopes	2.97	1.6%		Ile	232	6.5	67.3	92	97	79
284C	Flagler sandy loam, 5 to 9 percent slopes	2.82	1.5%		IIIe	80	2.2	23.2	46	65	37
377C	Dinsdale silt loam, 5 to 9 percent slopes	1.17	0.6%		IIIe	216	6	62.6	88	87	73
350B	Waukegan silt loam, 2 to 5 percent slopes	0.42	0.2%		Ile	80	2.2	23.2	55	81	50
Weighted Average						200.4	5.4	58.1	85.7	*n 91.6	*n 82.1

**IA has updated the CSR values for each county to CSR2.

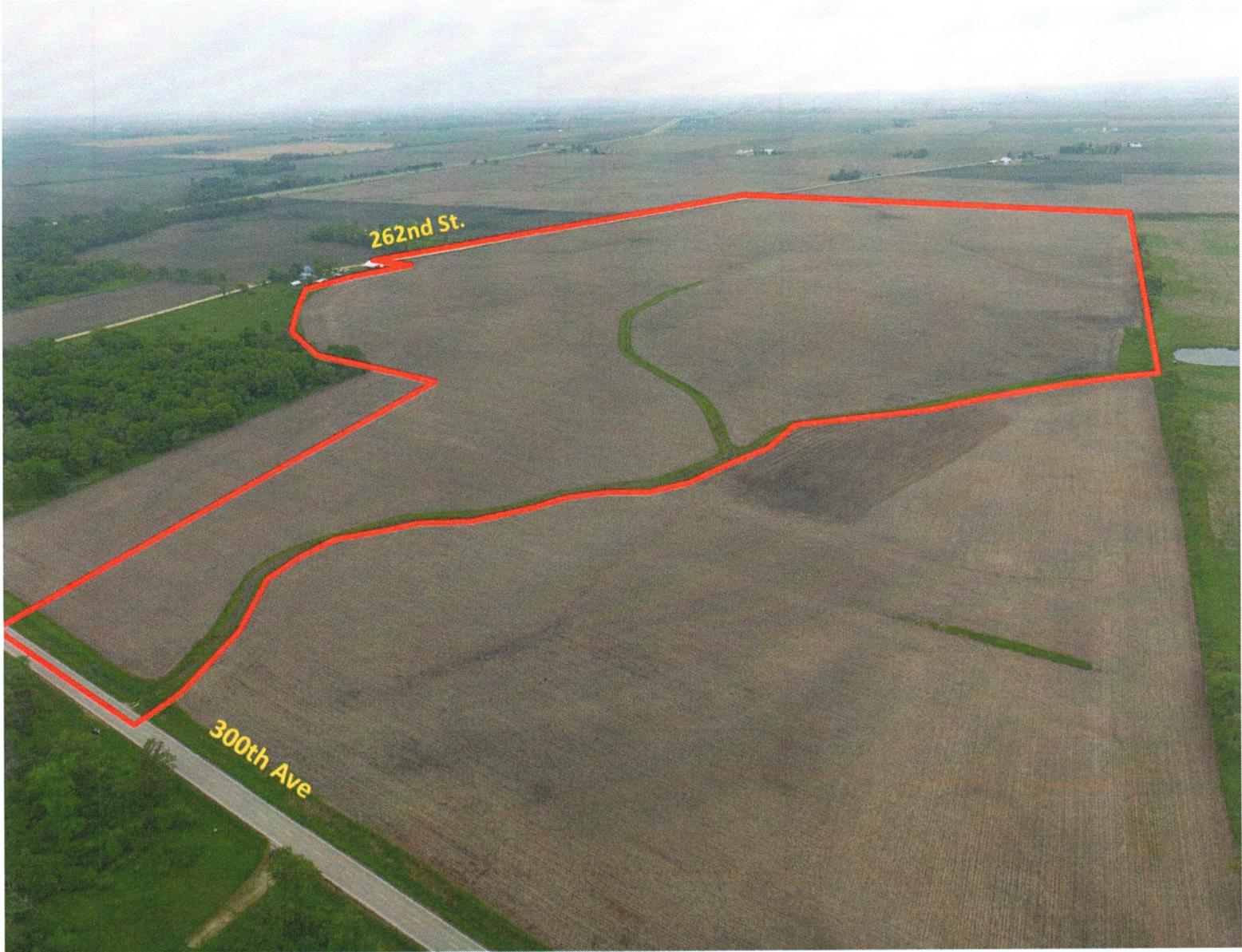
*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Tract #1



TRACT #1

LEGAL DESCRIPTION:

Section 28, Township 81 North, Range 4 East of the 5th P.M., Clinton Co., IA
Exact legal description to come from survey.

COMMENTS & BUILDING INFORMATION:

Tract 1: consists of 156.532 surveyed acres with approximately 155 Cropland acres carrying a CSR2 rating of 90.1. The primary soil types include Dinsdale & Atterberry Silt Loams. The farm is located just East of DeWitt along 262nd Street and 300th Avenue in Section 28 of DeWitt Township, Clinton County, Iowa. Not often does a farm of this caliber and magnitude come to the open market. Don't miss your opportunity to acquire one tract or a whole portfolio of quality farms in a strong area.

TO CONTACT LISTING AGENT:

Call: Douglas R. Yegge
Cell: 563.320.9900
Office: 563.659.8185
Doug@PeoplesCompany.com

Call: Alan McNeil
Cell: 563.321.1125
Office: 563.659.8185
Alan@PeoplesCompany.com

Yeggemcneilland.com
PeoplesCompany.com

LEASE/FSA INFORMATION:

Farm Lease: The farm is leased for the remainder of the 2021 cropping season and will be open for 2022.

SALE METHOD:

The farmland will be sold in three individual tracts on a price per acre basis to the High Bidder. There will be the option of Live and Online bidding available.

Tract 1 - Sam S. Weatherly Trust - 156.532 Surveyed Acres, Clinton County, IA

TOTAL ACRES:	156.532
TERMS:	10% earnest money day of the auction. Closing on or about Monday, Aug. 16, 2021
Price Per Acre:	
Owner:	Sam S. Weatherly Trust
Operator:	Block
County & State:	Clinton Co., IA
Location:	1.5 miles Southeast of DeWitt, IA
Possession Date:	At closing
Drainage Info:	Natural
Average Productivity:	90.1 CSR2
Taxable Acres:	156 est.
Net RE Taxes:	\$7,180 est.
Taxes Payable In:	2020-2021
Topography:	Level

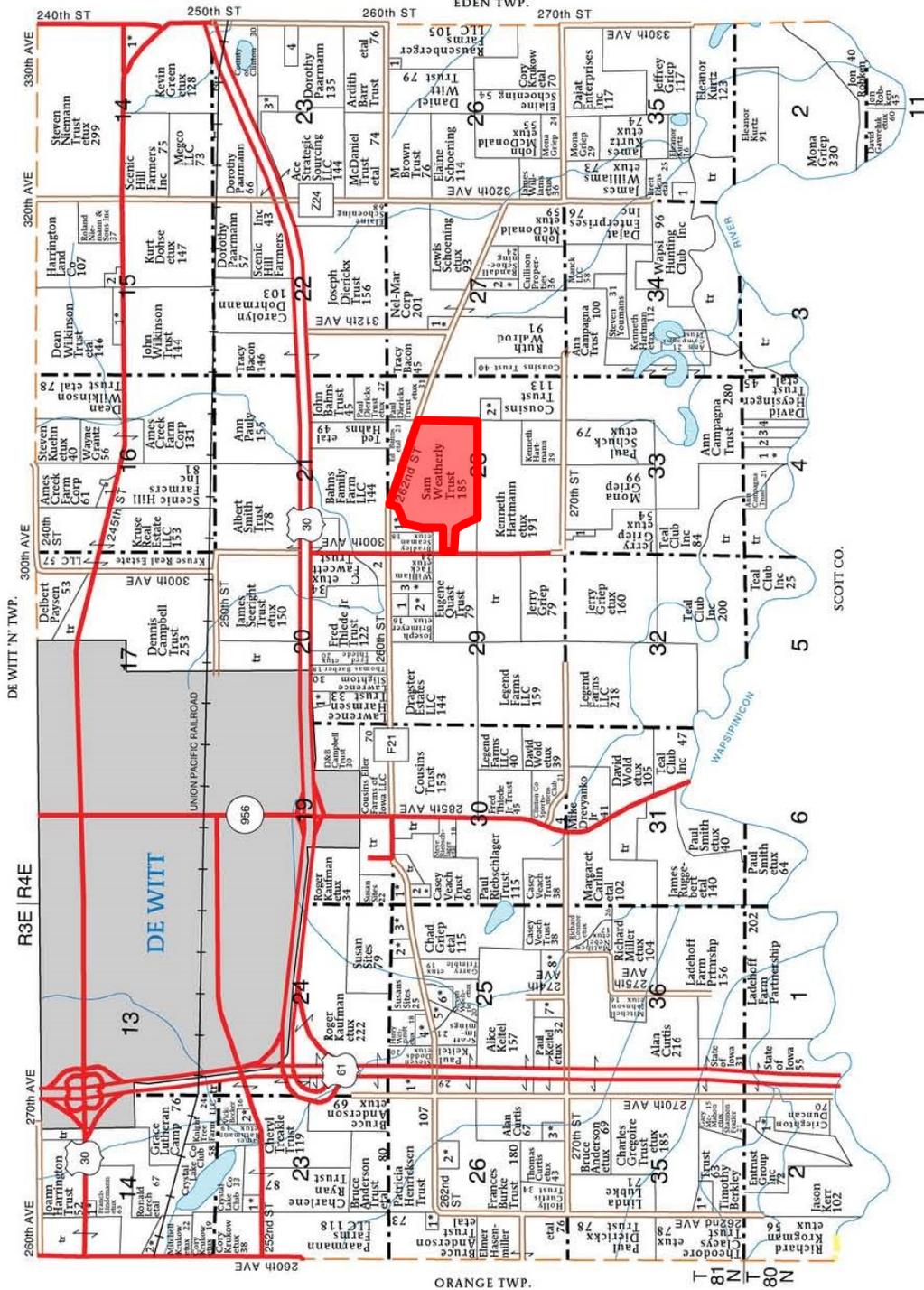
F.S.A. INFORMATION:

Farmland:	156.532
Crop Acres:	155 est.
CRP Acres:	N/A
Wheat Base:	N/A
Wheat Yield:	N/A
Corn Base:	145.03 est.
Corn Yield:	159 est.
Soybean Base:	9 est.
Soybean Yield:	52 est.

APPROXIMATE BREAKDOWN OF ACRES:

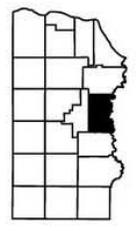
Total Acres:	156.532
Tillable Acres:	155
CRP Acres:	
Farmstead:	
Roads:	1
Waterways:	
Timber:	
Pasture:	

(Landowners)

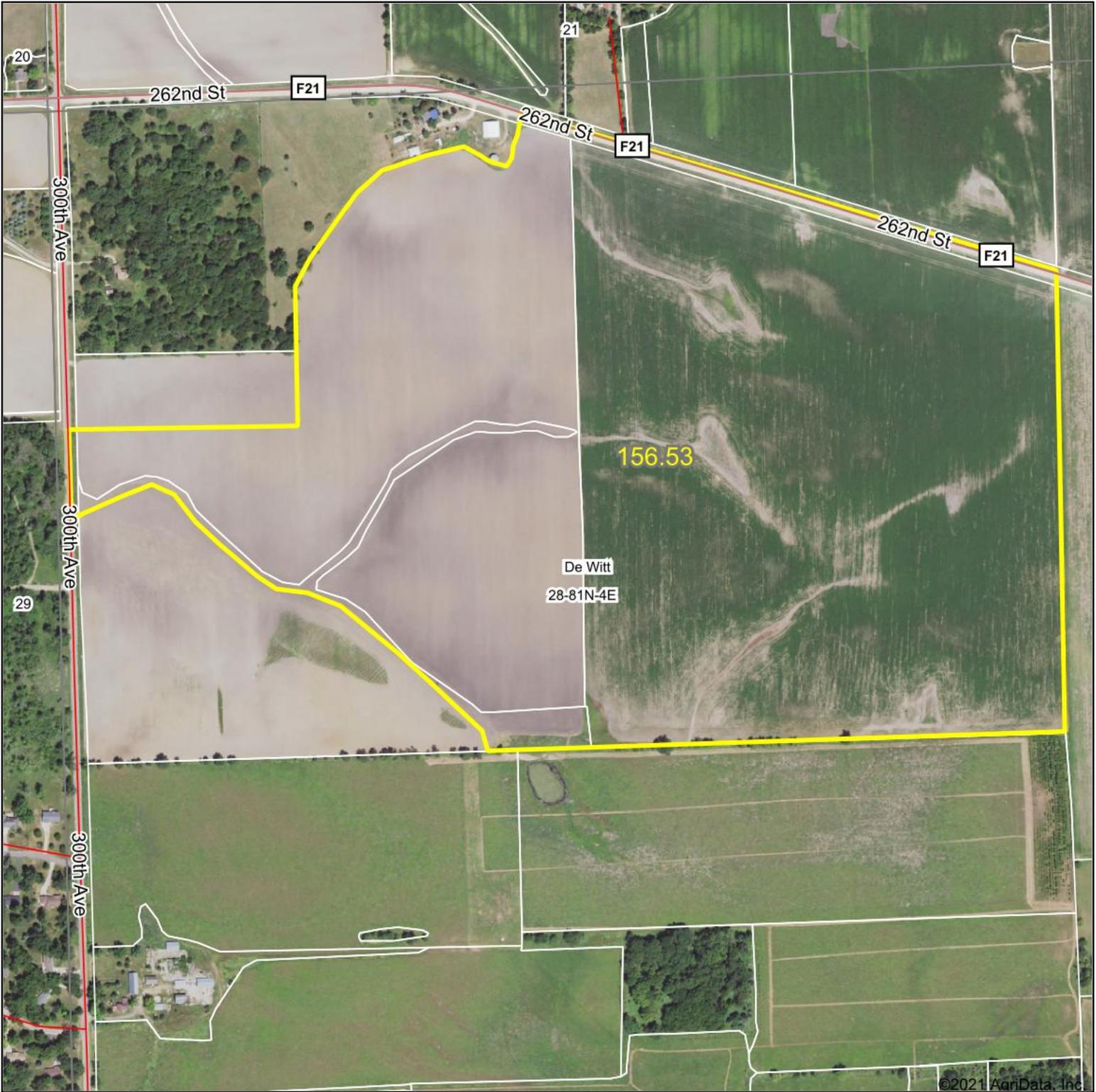


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SECTION 26E
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SECTION 26W
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1. Kerr, Jason etux 10
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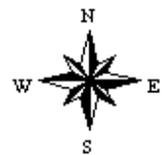
Aerial Map - Tract #1



Map Center: 41° 47' 44.09, -90° 30' 11.41



28-81N-4E
Clinton County
Iowa



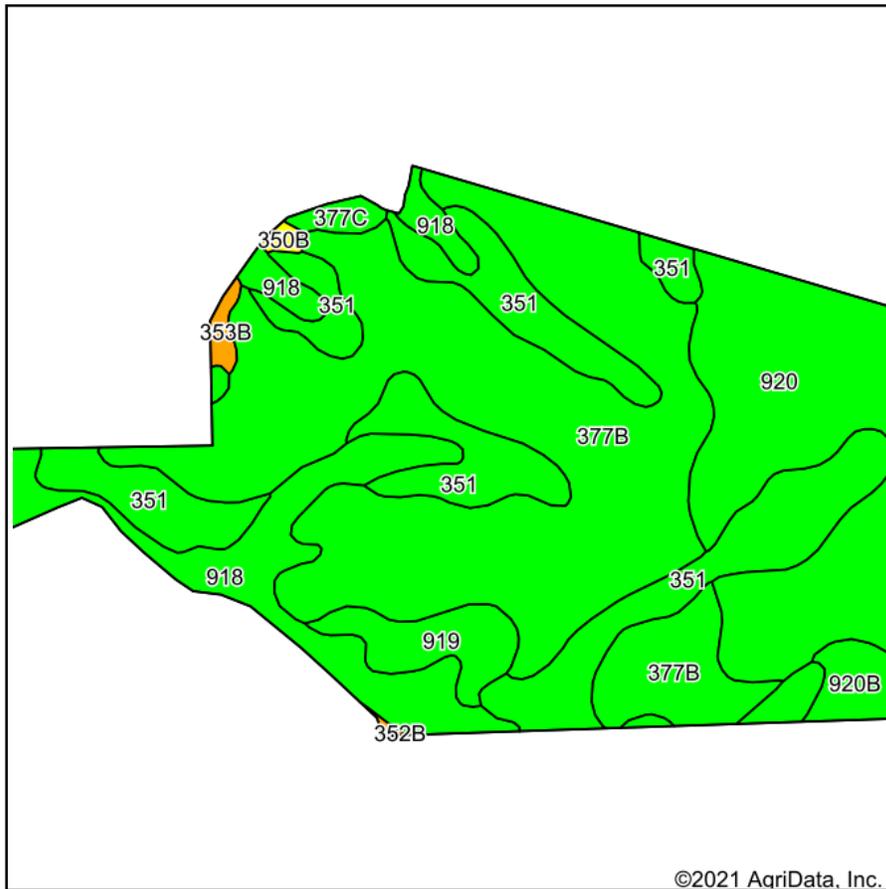
6/15/2021



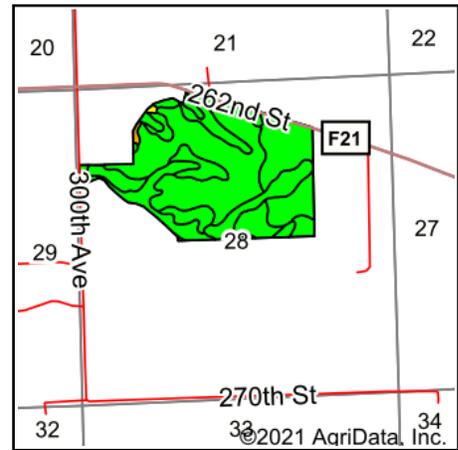
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Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map - Tract #1



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Clinton**
 Location: **28-81N-4E**
 Township: **De Witt**
 Acres: **156.53**
 Date: **6/15/2021**



Maps Provided By:



Area Symbol: IA045, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn	*i Alfalfa	*i Soybeans	CSR2**	*n NCCPI Corn	*n NCCPI Soybeans
377B	Dinsdale silt loam, 2 to 5 percent slopes	68.99	44.1%		Ile	232	6.5	67.3	95	89	76
351	Atterberry silt loam, sandy substratum, 0 to 2 percent slopes	33.85	21.6%		Iw	224	5.8	65	78	95	97
920	Tama silt loam, sandy substratum, 0 to 2 percent slopes	27.37	17.5%		I	240	6.7	69.6	97	94	78
918	Garwin silty clay loam, sandy substratum, 0 to 2 percent slopes	16.20	10.3%		IIw	80	1.7	23.2	84	95	90
919	Muscatine silt loam, sandy substratum, 0 to 2 percent slopes	4.89	3.1%		Iw	240	6.2	69.6	100	97	94
920B	Tama silt loam, sandy substratum, 2 to 5 percent slopes	2.76	1.8%		Ile	232	6.5	67.3	92	97	79
377C	Dinsdale silt loam, 5 to 9 percent slopes	1.15	0.7%		IIIe	216	6	62.6	88	87	73
353B	Tell silt loam, 2 to 5 percent slopes	0.90	0.6%		Ile	80	2.2	23.2	44	87	66
350B	Waukegan silt loam, 2 to 5 percent slopes	0.42	0.3%		Ile	80	2.2	23.2	55	81	50
Weighted Average						214.8	5.8	62.3	90.2	*n 92.1	*n 82.8

**IA has updated the CSR values for each county to CSR2.

*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Tract #2



TRACT #2

LEGAL DESCRIPTION:

Section 28, Township 81 North, Range 4 East of the 5th P.M., Clinton Co., IA
Exact legal description to come from survey.

COMMENTS & BUILDING INFORMATION:

Tract 2: Consists of 26.916 surveyed acres with 25 ESTIMATED FSA Cropland acres carrying a CSR2 rating of 61.2. The primary soil types include Tell and Garwin Silt Loams. The farm is located just East of DeWitt along 300th Avenue in Section 28 of DeWitt Township, Clinton County, Iowa.

Whether you are looking for that perfect place to call home, a secluded weekend getaway, or a year-round income property, this may be the one that you've been searching for. Not often does a farm of this caliber and magnitude come to the open market. Don't miss your opportunity to acquire one tract or a whole portfolio of quality farms in a strong area.

TO CONTACT LISTING AGENT:

Call: Douglas R. Yegge
Cell: 563.320.9900
Office: 563.659.8185
Doug@PeoplesCompany.com

Call: Alan McNeil
Cell: 563.321.1125
Office: 563.659.8185
Alan@PeoplesCompany.com

Yeggemcneiland.com
PeoplesCompany.com

LEASE/FSA INFORMATION:

Farm Lease: The farm is leased for the remainder of the 2021 cropping season and will be open for 2022.

SALE METHOD:

The farmland will be sold in three individual tracts on a price per acre basis to the High Bidder. There will be the option of Live and Online bidding available.

Tract 2 - Sam S. Weatherly Trust - 26.916 Surveyed Acres, Clinton County, IA

TOTAL ACRES:	26.916
TERMS:	10% earnest money day of the auction. Closing on or about Monday, Aug. 16, 2021
Price Per Acre:	
Owner:	Sam S. Weatherly Trust
Operator:	Block
County & State:	Clinton Co., IA
Location:	1.5 miles Southeast of DeWitt, IA
Possession Date:	At closing
Drainage Info:	Natural
Average Productivity:	61.1 CSR2
Taxable Acres:	26.916
Net RE Taxes:	\$1,040 est.
Taxes Payable In:	2020-2021
Topography:	Level

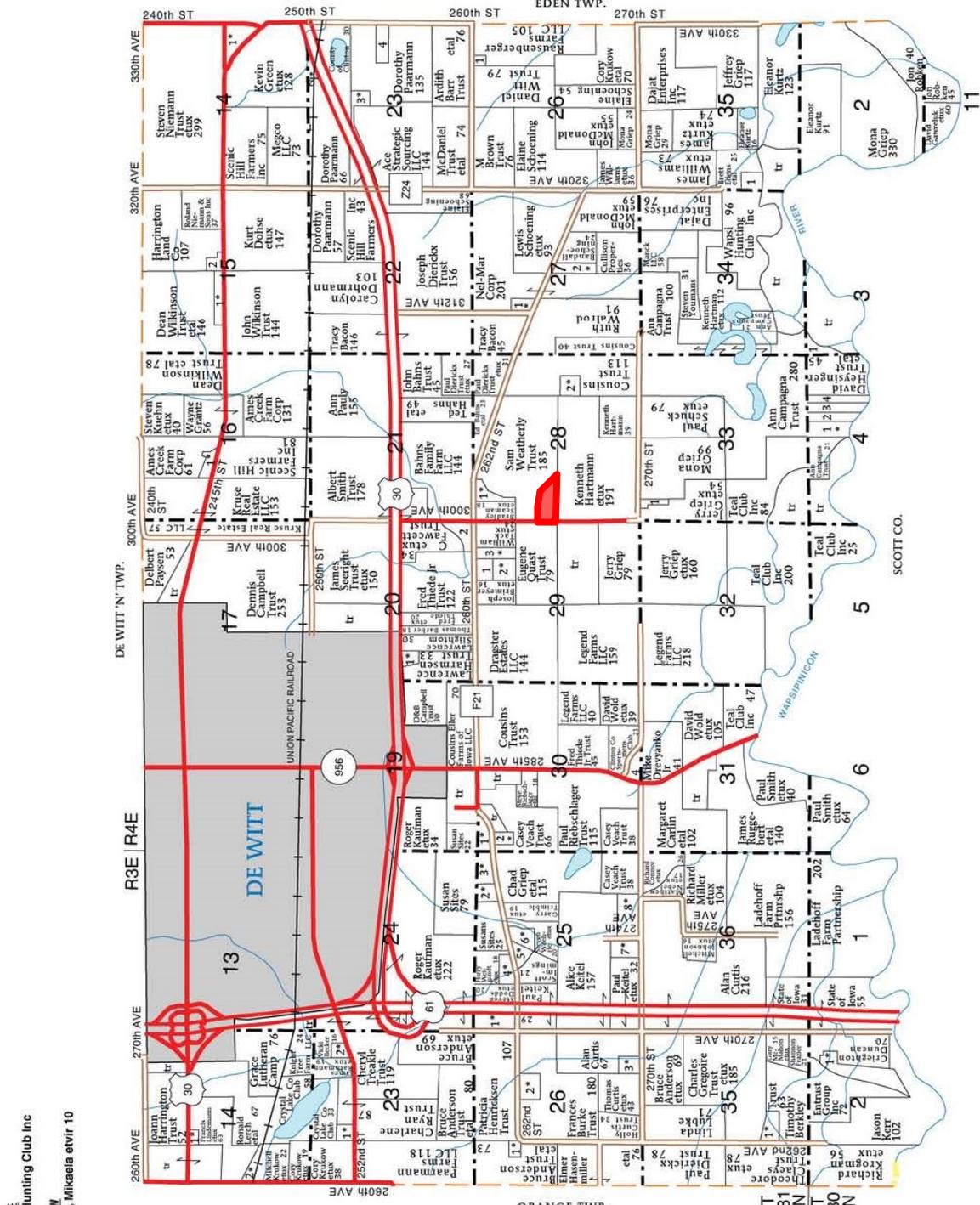
F.S.A. INFORMATION:

Farmland:	26.916
Crop Acres:	25 est.
CRP Acres:	N/A
Wheat Base:	N/A
Wheat Yield:	N/A
Corn Base:	23.23 est.
Corn Yield:	159 est.
Soybean Base:	1.52 est.
Soybean Yield:	52 est.

APPROXIMATE BREAKDOWN OF ACRES:

Total Acres:	26.916
Tillable Acres:	25
CRP Acres:	
Farmstead:	
Roads:	1.916
Waterways:	
Timber:	
Pasture:	

(Landowners)



SECTION 35E
1. Wapsi Hunting Club Inc
10
SECTION 35W
1. Schultz, Mikaela etvir 10

DEWITT 'S' TOWNSHIP
SECTION 2W
1. McMahon, David etux
40
SECTION 3
1. Campagna Trust, Ann 8
SECTION 4
1. Griep, Jerry etux 14
2. Evers, David 5
3. Griep, Jeffrey 9
4. Campagna Trust, Ann 10
SECTION 14E
1. Niemann, Wade etux 11
SECTION 14W
1. Irwin, Neil etux 5
2. Strasser, Alan etux 8
SECTION 15
1. Rippentrop, Gary etux 9
2. Petersen, Amy 6
SECTION 16
1. Meyer, Mark etux 7
SECTION 20
1. Bloomer, Larry etux 8
2. Sroodman, Kathryn 11
SECTION 23E
1. Megco LLC 6
2. Green, Kevin etux 11
3. Beer, Robert etux 7
4. Kunde, Arnold 14
SECTION 23W
1. Burken, Janet etvir 9
2. Courtney, Peter etux 9
SECTION 25
1. Kaufman, Roger etux 10
2. Maynard, Robert etux 6
3. Roling, Michael etux 8
4. Weigandt, Chad etux 15
5. Putman, Rodney etux 7
6. Brown, Conner etux 16
7. McMahon, Dale etux 7
8. Keitel, Dennis etux 22
SECTION 26E
1. Slapnicka, Charles 6
SECTION 26W
1. Anderson, Bruce etux 6
2. Barber, Curtis etux 14
3. Kerr, Jason etux 10
SECTION 27
1. Durey, Stephen etux 10
2. Bull, Wilson etux 13
SECTION 28
1. Frame Trust, Timothy etux 9
2. Crank, Douglas etux 11
SECTION 29
1. Folt, Bryan 7
2. Folt, Lothar etux 11
3. Naughton, Michael etux 11
SECTION 30
1. Roling, Michael etux 8
2. Eberhart, Daniel etux 7
4. Drevyanko Jr, Michael 6
SECTION 33
1. Griep, Rodney 5



Aerial Map - Tract #2



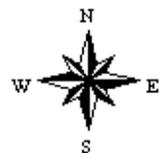
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Map Center: 41° 47' 43.31, -90° 30' 26.69



28-81N-4E
Clinton County
Iowa



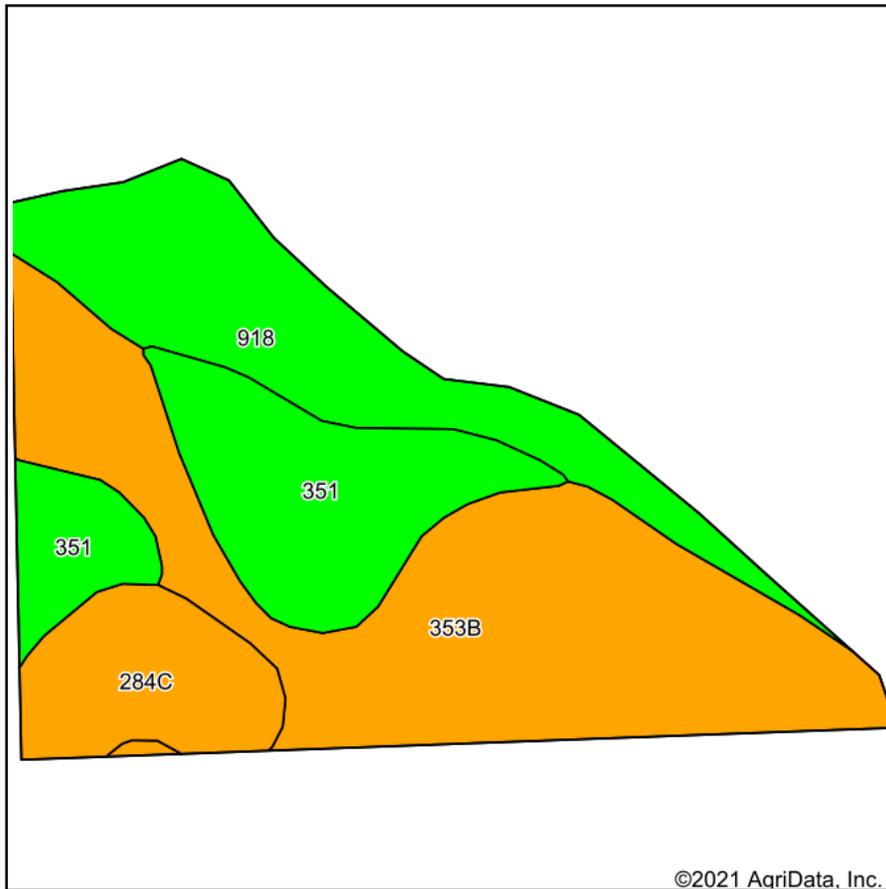
6/15/2021



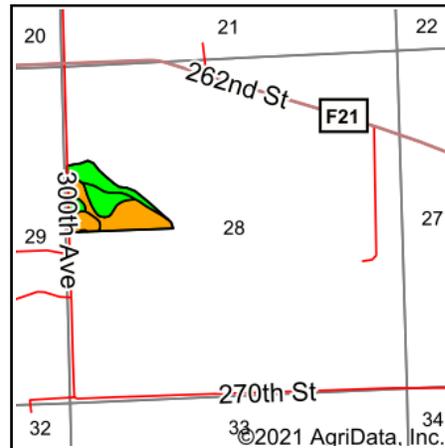
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Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map - Tract #2



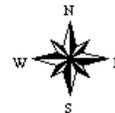
Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Clinton**
 Location: **28-81N-4E**
 Township: **De Witt**
 Acres: **26.91**
 Date: **6/15/2021**



Maps Provided By:



Area Symbol: IA045, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn	*i Alfalfa	*i Soybeans	CSR2**	*n NCCPI Corn	*n NCCPI Soybeans
353B	Tell silt loam, 2 to 5 percent slopes	11.85	44.0%		Ile	80	2.2	23.2	44	87	66
918	Garwin silty clay loam, sandy substratum, 0 to 2 percent slopes	6.14	22.8%		Ilw	80	1.7	23.2	84	95	90
351	Atterberry silt loam, sandy substratum, 0 to 2 percent slopes	5.98	22.2%		lw	224	5.8	65	78	95	97
284C	Flagler sandy loam, 5 to 9 percent slopes	2.94	10.9%		Ille	80	2.2	23.2	46	65	37
Weighted Average						112	2.9	32.5	60.9	*n 88.2	*n 75.2

**IA has updated the CSR values for each county to CSR2.

*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Tract #3



TRACT #3

LEGAL DESCRIPTION:

Section 28, Township 81 North, Range 4 East of the 5th P.M., Clinton Co., IA
 Exact legal description to come from survey.

COMMENTS & BUILDING INFORMATION:

Tract 3: Tract 2 consists of 6.327 surveyed acres with 5 ESTIMATED FSA Cropland acres carrying a CSR2 rating of 63.3. The primary soil types include Haig & Pershing Silt Loams. The farm is located just East of DeWitt along 300th Avenue in Section 28 of DeWitt Township, Clinton County, Iowa.

The South driveway along 300th Avenue will be included with this tract.

Whether you are looking for that perfect place to call home, a secluded weekend getaway, or a year-round income property, this may be the one that you've been searching for. Not often does a farm of this caliber and magnitude come to the open market. Don't miss your opportunity to acquire one tract or a whole portfolio of quality farms in a strong area.

TO CONTACT LISTING AGENT:

Call: Douglas R. Yegge
 Cell: 563.320.9900
 Office: 563.659.8185
 Doug@PeoplesCompany.com

Call: Alan McNeil
 Cell: 563.321.1125
 Office: 563.659.8185
 Alan@PeoplesCompany.com

Yeggemcneiland.com
PeoplesCompany.com

LEASE/FSA INFORMATION:

Farm Lease: The farm is leased for the remainder of the 2021 cropping season and will be open for 2022.

SALE METHOD:

The farmland will be sold in three individual tracts on a price per

Tract 3 - Sam S. Weatherly Trust - 6.327 Surveyed Acres, Clinton County, IA

TOTAL ACRES:	6.327
TERMS:	10% earnest money day of the auction. Closing on or about Monday, Aug. 16, 2021
Price Per Acre:	
Owner:	Sam S. Weatherly Trust
Operator:	Block
County & State:	Clinton Co., IA
Location:	1.5 miles Southeast of DeWitt, IA
Possession Date:	At closing
Drainage Info:	Natural
Average Productivity:	63.3 CSR2
Taxable Acres:	6.327
Net RE Taxes:	\$200 est.
Taxes Payable In:	2020-2021
Topography:	Level

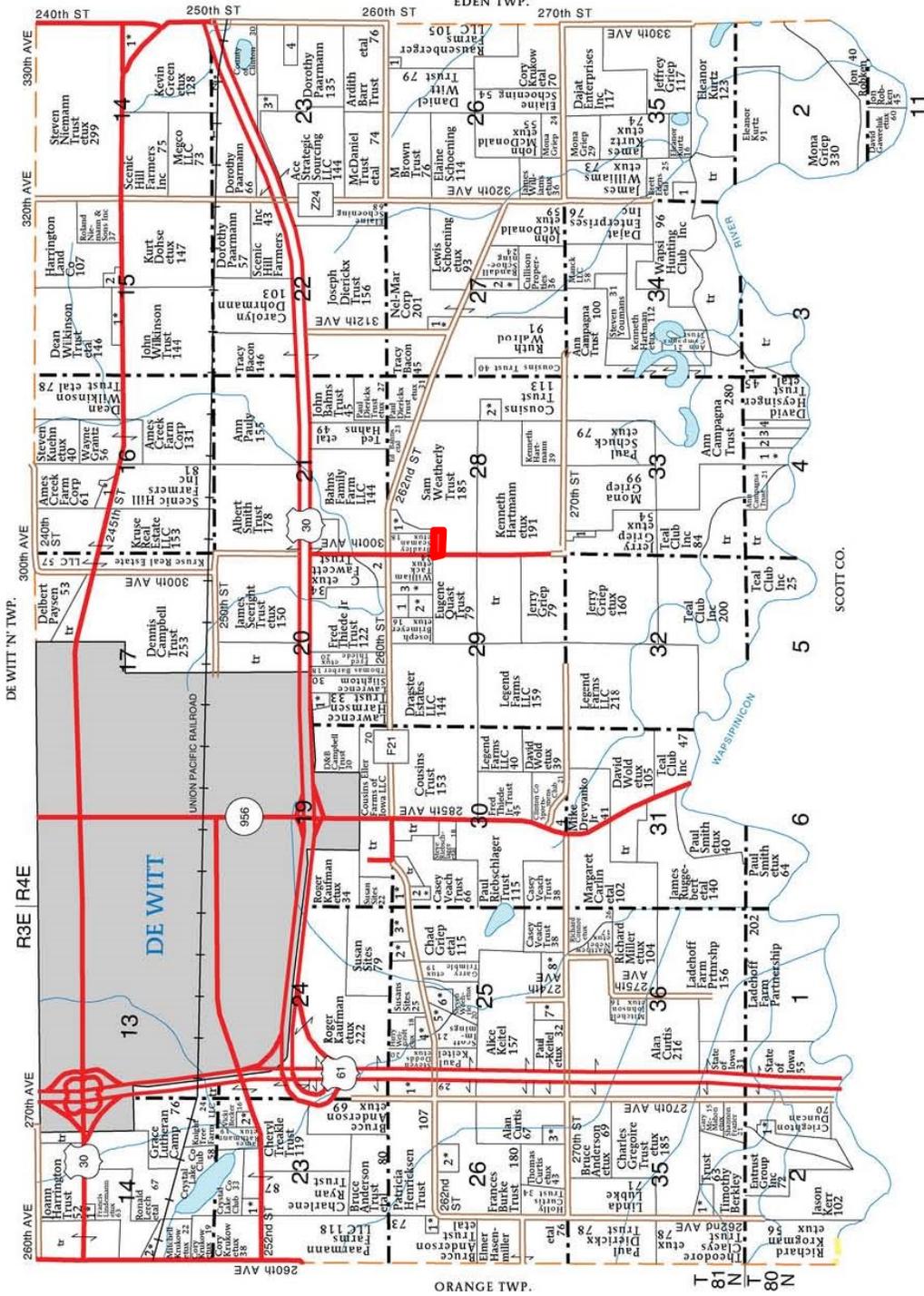
F.S.A. INFORMATION:

Farmland:	6.327
Crop Acres:	5 est.
CRP Acres:	N/A
Wheat Base:	N/A
Wheat Yield:	N/A
Corn Base:	3.84 est.
Corn Yield:	159 est.
Soybean Base:	.52 est.
Soybean Yield:	52 est.

APPROXIMATE BREAKDOWN OF ACRES:

Total Acres:	6.327
Tillable Acres:	5
CRP Acres:	
Farmstead:	
Roads:	1.327
Waterways:	
Timber:	
Pasture:	

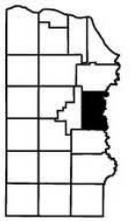
(Landowners)



- SECTION 35E
1. Wapst Hunting Club Inc
- SECTION 35W
1. Schultz, Mikeela etvir 10

- DEWITT 'S' TOWNSHIP
SECTION 2W
1. McManon, David etux 40
- SECTION 3
1. Campagna Trust, Ann 8
- SECTION 4
1. Griep, Jerry etux 14
2. Evers, David 5
3. Griep, Jeffrey 9
4. Campagna Trust, Ann 10

- SECTION 14E
1. Niemann, Wade etux 11
- SECTION 14W
1. Irwin, Neil etux 5
2. Strasser, Alan etux 8
- SECTION 15
1. Rippantrop, Gary etux 9
2. Petersen, Amy 6
- SECTION 16
1. Meyer, Mark etux 7
- SECTION 20
1. Bloomer, Larry etux 8
2. Stroman, Katiyrn 11
- SECTION 28E
1. Megco LLC 6
2. Green, Kevin etux 11
3. Beer, Robert etux 7
4. Kuncic, Arnold 14
- SECTION 28W
1. Burken, Janet etvir 9
2. Courtney, Peter etux 5
- SECTION 25
1. Kaufman, Roger etux 10
2. Maynard, Robert etux 6
3. Roling, Michael etux 8
4. Weigandt, Chad etux 15
5. Putman, Rodney etux 7
6. Brown, Conner etux 16
7. McMahon, Dale etux 7
8. Keitel, Dennis etux 22
- SECTION 26E
1. Slapnicka, Charles 6
- SECTION 26W
1. Anderson, Bruce etux 6
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- SECTION 27
1. Dursy, Stephen etux 10
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2. Crank, Douglas etux 11
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2. Folt, Lothar etux 11
3. Naughton, Michael etux 11
- SECTION 30
1. Poling, Michael etux 8
2. Eberhart, Daniel etux 7
3. Dreyvanko Jr, Michael 6
- SECTION 33
1. Griep, Rodney 5



Aerial Map - Tract #3



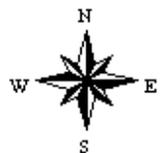
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Map Center: 41° 47' 52.09, -90° 30' 32.95



28-81N-4E
Clinton County
Iowa



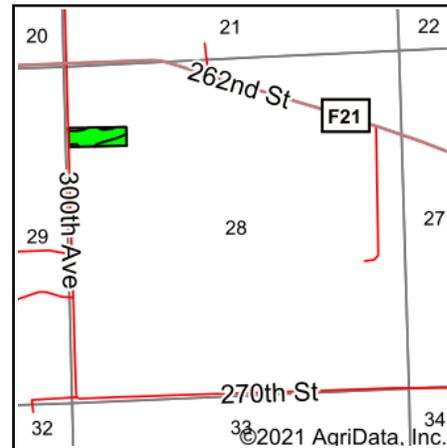
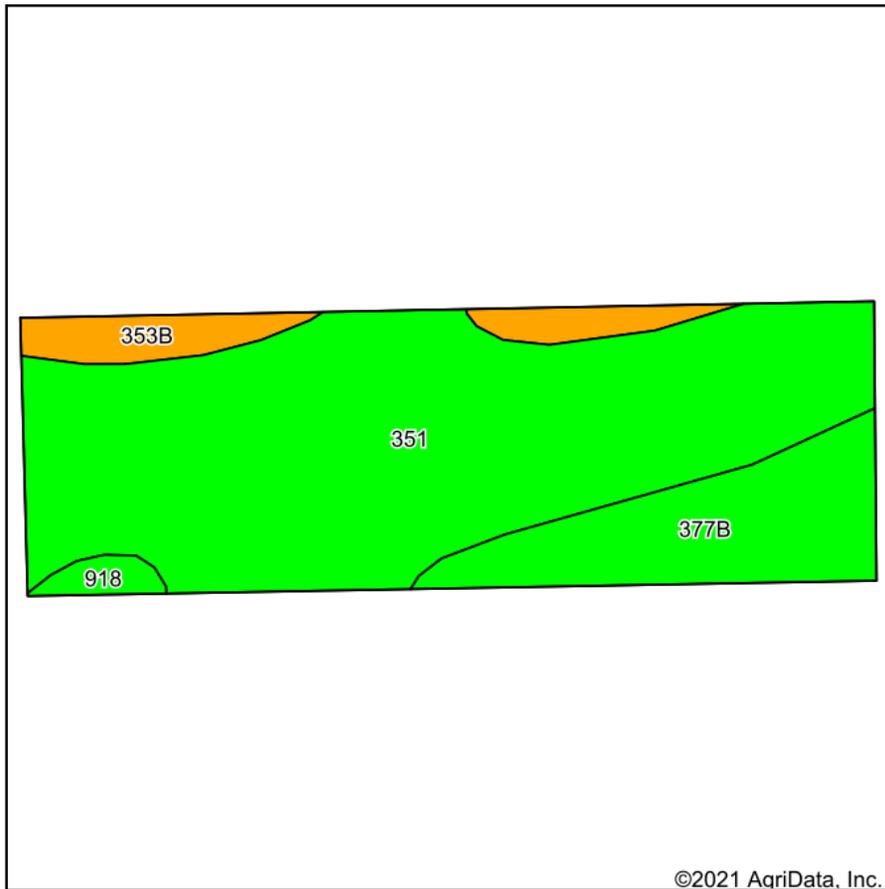
6/15/2021



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Field borders provided by Farm Service Agency as of 5/21/2008.

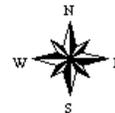
Soils Map - Tract #3



State: **Iowa**
 County: **Clinton**
 Location: **28-81N-4E**
 Township: **De Witt**
 Acres: **6.33**
 Date: **6/15/2021**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: IA045, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn	*i Alfalfa	*i Soybeans	CSR2**	*n NCCPI Corn	*n NCCPI Soybeans
351	Atterberry silt loam, sandy substratum, 0 to 2 percent slopes	4.62	73.0%		Iw	224	5.8	65	78	95	97
377B	Dinsdale silt loam, 2 to 5 percent slopes	1.13	17.9%		Ile	232	6.5	67.3	95	89	76
353B	Tell silt loam, 2 to 5 percent slopes	0.47	7.4%		Ile	80	2.2	23.2	44	87	66
918	Garwin silty clay loam, sandy substratum, 0 to 2 percent slopes	0.11	1.7%		Ilw	80	1.7	23.2	84	95	90
Weighted Average						212.2	5.6	61.6	78.6	*n 93.3	*n 90.8

**IA has updated the CSR values for each county to CSR2.

*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.